



**NOTICE OF AVAILABILITY OF THE
FINAL ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF JUNE 25, 2012**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California is scheduled to review the following item:

Use Permit, Architectural Control, Major Subdivision, Below Market Rate Housing Agreement, and Environmental Review/389 El Camino Real, LLC/389 El Camino Real: Request to demolish the existing single-family house at 612 Partridge Avenue and residential triplex at 603-607 College Avenue and construct 26 residential units and associated site improvements on the subject parcels in the C-4(ECR) (General Commercial Applicable to El Camino Real) and R-3 (Apartment) zoning districts. The application includes the following requests:

1. **Use Permit.** A use permit to construct three or more residential units in the R-3 zoning district, and to construct residential units in the C-4(ECR) zoning district.
2. **Architectural Control.** Design review for the proposed residential buildings and site improvements.
3. **Major Subdivision.** Tentative Map for seven existing legal lots to be merged into two lots; the public street easement for Alto Lane would be abandoned; and 26 residential condominium units would be created.
4. **Below Market Rate Housing Agreement.** A Below Market Rate (BMR) Housing Agreement to provide for the development of three on-site low-income BMR units in accordance with the City's BMR Program and the provisions of Government Code Section 65915, the State Density Bonus Law.
5. **State Density Bonus Law.** The application is being submitted subject to the State Density Bonus Law, which permits exceptions to the City's Zoning Ordinance requirement, to allow one incentive and six development standard waivers.
6. **Environmental Review.** The project is analyzed for potential environmental impacts in the focused EIR.

The Final Environmental Impact Report (EIR) prepared for the project identifies a less than significant impact in the following categories: Land Use and Planning Policy, Public Services and Utilities, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, and Recreation. The Final EIR prepared for the project identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Air Quality, Noise, and Aesthetics. The Final EIR identifies potentially significant environmental effects that are significant and unavoidable in the following category: Transportation, Circulation and Parking. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the location. The project location does not contain a toxic site pursuant to Section 65962.5 of the Government Code.

Copies of the Final EIR will be on file for review at the Arrillaga Family Recreation Center and Community Development Department, located at the Civic Center, 701 Laurel Street, Menlo Park, CA 94025, as well as on the City's website at http://www.menlopark.org/projects/comdev_389ecr.htm, as of **Thursday, June 14, 2012**. If you would like to submit written comments on the Final EIR, you are strongly encouraged to do so prior to **5:30 p.m., Monday, June 25, 2012**.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a public hearing on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, California, on **Monday, June 25, 2012 at 7:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

The Planning Commission is scheduled to make a recommendation to the City Council, which is tentatively scheduled to review the project on July 17, 2012. The City Council will be the final decision-making body on the proposed project. Separate notice will be given for the confirmed City Council public hearing.

Documents related to these items may be inspected by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park.

Please call Jean Lin, Associate Planner, if there are any questions or comments on this item. She can be reached at 650-330-6733 or by email at jplin@menlopark.org. Up-to-date information on the project can be found on the project webpage: http://www.menlopark.org/projects/comdev_389ecr.htm.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

DATED:	June 8, 2012	Thomas Rogers, Associate Planner
PUBLISHED:	June 13, 2012	Planning Commission

If there are any questions, please call the Planning Division at (650) 330-6702.

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